

County of San Luis Obispo Agricultural Liaison Advisory Board

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**Agricultural Liaison
Advisory Board (ALAB)**

Positions/Members/Terms

CHAIR: R. Don Warden

District One: Mecham Appt.
Dee Lacey (1/13)

District Two: Gibson Appt.
Lisen Bonnier (1/11)

District Three: Hill Appt.
Tom Ikeda (1/13)

District Four: Achadjian Appt.
Bill Struble (1/11)

District 5: Patterson Appt.
Christine Maguire (1/09)

Agriculture Finance Rep.
Mark Pearce (8/10)

Cattlemen Rep.
Dick Nock

Coastal San Luis RCD Rep.
Jean-Pierre Wolff (8/11)

Direct Marketing/Organic Rep.
Eric Michielssen (4/12)

Environmental Rep.
Anne McMahon (5/11)

Farm Bureau Rep.
R. Don Warden

Nursery Rep.
David Pruitt (4/12)

Upper Salinas-Las Tablas RCD Rep.
Charles Pritchard (1/10)

Vegetable Rep.
Richard Quandt (4/12)

Wine Grape Rep.
Neil Roberts (4/12)

County Agricultural Commissioner
Bob Lilley, *Ex-Officio*

U.C. Coop. Extension / Farm Advisor
Mary Bianchi, *Ex-Officio*

MEETING MINUTES

Monday, June 1, 2009

Guests Present: Supervisor Jim Patterson, Liz Maruska, Frank Zika, Bill Robeson

Absent Members: Mary Bianchi, Jean-Pierre Wolff, Christine Maguire, Dick Nock

1. Call to Order: 6:05 PM. Quorum Present

2. Open comment: Liz Maruska and Frank Zika from the Food Bank Coalition of San Luis Obispo indicated that they are interested in connecting with growers to buy produce local and direct. The Food Bank 1) will buy non-grade, wholesome produce, 2) needs only 24 hours notice for pick-up, 3) will pick up produce in the field, produce does not need to be boxed and can be picked up in agricultural bins, 4) has a pallet jack and truck with a lift gate, and 5) has refrigerated trucks, cold storage facilities, and insured workers. Additionally, food safety liability ends for the grower when produce is picked up by the Food Bank and purchase can be cash, tax deductible donor receipt, or a combination of both. Contact information: Liz - 528.2654 and Frank – 547.9025.

3. Member/agency reports

- Bob Lilley discussed the drought declaration process and indicated initial results show that rangeland drought related losses were approximately 55%. With such a loss, a drought declaration can be declared by the County Agricultural Commissioner (Bob).
- Conservation and Open Space Element Planning Commission scheduled hearing dates include June 25 – Bio & Energy; July 6 – Air & Water; July 23 – Visual, Cultural, Final Environmental Impact Report (FEIR); and July 30 Mineral, OS, Soils and FEIR.
- Water Resources Advisory Committee's (WRAC's) subcommittee recommendations on agricultural cluster subdivisions were shared.
- Lynda Auchinachie indicated she had just returned from visiting the Monterey ag water reuse project. Properly treated/monitored water is being applied to approximately 12,000 acres of food crops, including leafy greens. She indicated that during the 2006 spinach scare, growers using such water were eliminated as the source very early in the process due to the extensive records provided by

mandatory monitoring at the treatment plant. There is greater demand for the treated water than current supply.

- Anne McMahon indicated that participants of April, 2009 Agricultural Preservation and Open Space District meeting were requested to fill out a survey. These survey results will be emailed to interested parties in a summarized form. When asked the level of support for, or opposition to, establishing a local preservation and open space district, 69% of respondents were very supportive of forming a district, 25% somewhat supportive, 6% neutral, and 0% were opposed.

4. Minutes: May 4, 2009, Motion – Anne McMahon. 2nd – Bill Struble. *Approved: Unanimous as corrected.* (See website for posting of final minutes)

5. Review Amendments to modify policies and ordinance language in the Ag and Open Space Element & Land Use Ordinance relating to Agricultural Cluster Subdivisions (policies AGP 5, 20, 21, 22, 23) – Bill Robeson Planning Department:

- Don Warden turned over the role of chairman responsibilities to Bill Struble. Vice Chair, Bill Struble took over the responsibilities of chairperson.
- Bill Robeson provides a handout and introduces a variety of “cap” options (maximum residential parcel potential) he has identified per ALAB’s request. (See website for posting of handout)
- Anne McMahon suggests that ALAB focus on agreed upon/well articulated goals for what we want ordinance to achieve. She indicated that with clear goals, it would help in establishing a “cap” or realistic number for cluster development. Anne provided an updated memo that included suggested language for a preamble and goals. (See website for posting of memo)
- Dee Lacey concurs that the preamble language Anne has provided is what ALAB has discussed during the past two meetings. Group discussed suggested preamble language and goals.
- **Motion** by Chuck Pritchard to recommend revised preamble to Board of Supervisors. 2nd by Dee Lacey. (Please refer to attached June 3, 2009, letter to BOS- Item 1, from Vice Chairman Bill Struble for recommended preamble language.)

Approved: Unanimous.

- Discussion continues regarding suggested goal language. Group agrees that goals should be referred to as standards.
- **Withdrawn Motion** by Chuck Pritchard to recommend standard #1 as written. 2nd – Lisen Bonnier. Members express concerns about income requirements and speculative buyers. **Motion withdrawn.**
- Members begin discussing suggested standard #5 of Anne McMahon handout. Anne describes an affirmative agricultural easement. Members propose revised language including the elimination of the term affirmative.
- **Motion** by Joy Fitzhugh to recommend revised standard #5. 2nd by Neil Roberts. (Please refer to attached June 3, 2009, letter to BOS-Item 1a from Vice Chairman Bill Struble for recommended standard language.)

Approved: Unanimous.

- Standard #4 is discussed by members.
- **Withdrawn Motion** by Dee Lacey to recommend revised standard #4. 2nd - Neil Roberts second. #4. Members decide revised standard #4 is not necessary. **Motion withdrawn** and standard #4 is eliminated from further discussion.

- Density bonus discussion continues from previous meetings. Members continue to consider options and discussions will continue at subsequent meetings.
- Joy Fitzhugh requests ALAB feedback on WRAC's subcommittee recommendations for agricultural cluster subdivision amendments. ALAB members receive information but do not provide official comment.

6. Future agenda items

- Agricultural cluster subdivision changes per Board of Supervisors direction continued to July 13, 2009. Please note the date has been changed from the originally scheduled July 6, 2009 date.

Meeting adjourned: 9.00 PM

Summary of ALAB agricultural cluster subdivision motions/recommendations to date:

- a. Opposes proposal to reduce number of primary residential dwellings on existing parcels.
- b. Recommends major revisions to the ag density bonus to meet original intent.
- c. Require project sites to demonstrate that there is a history of active farming that meets subdivision requirements, adequate water supply, roads and water infrastructure counted as 5% of development area.
- d. All residential cluster parcels shall be contiguous unless not feasible due to site or agricultural constraints.
- e. Where site constraints preclude contiguous development, a maximum of two cluster pods be allowed.
- f. Buffers shall be on the residential parcel and included in the 5% area that is allowed for residential development.
- g. Planning staff develop options for requiring a maximum cap on the number of residential cluster parcels and density bonus potential for ALAB to evaluate.
- h. Recommends preamble language as provided.
- i. Adoption of a standard that requires recordation of an agricultural easement in perpetuity and merger of all existing contiguous ag zoned parcels used to calculate the 95% area of the site that will remain in agricultural production.

Issues to be discussed at future ALAB meeting include, but are not limited to:

- Protection of water supplies for agriculture.
- Require properties to be located closer to urban areas
- Subdivision of the ag parcel
- Continuation of density discussion
- Results of June 9, 2009, BOS hearing.